003.0	0002	0026.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	898,100	/	898,100
USE VALUE:	898,100	/	898,100
ASSESSED:	898,100	/	898,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18	-20	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRECO THOMAS R /TRUSTEE
Owner 2:	THOMAS GRECO REALTY TRUST
Owner 3:	
Street 1:	30 JERUSALEM ROAD
Street 2:	
Twn/City:	COHASSET
St/Prov:	MA Cntry: Own Occ: N
Postal:	02025 Type:

PREVIOUS OWNER

Owner 1:	GRECO THOMAS R & ROSETTE N -
Owner 2:	-
Street 1:	30 JERUSALEM ROAD
Twn/City:	COHASSET
St/Prov:	MA Cntry:
Postal:	02025

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Wood Shingle Exterior and 2516 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	449,000	5,100	444,000	898,100
Total Card	0.103	449,000	5,100	444,000	898,100
Total Parcel	0.103	449,000	5,100	444,000	898,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.96 | /Parcel: 356.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	2632
GIS Ref	
GIS Ref	
Insp Date	09/01/17

!262!

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0002-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	449,100	5100	4,500.	444,000	898,200	898,200	Year End Roll	12/18/2019
2019	104	FV	346,900	5100	4,500.	471,800	823,800	823,800	Year End Roll	1/3/2019
2018	104	FV	346,900	5100	4,500.	344,100	696,100	696,100	Year End Roll	12/20/2017
2017	104	FV	324,800	5100	4,500.	299,700	629,600	629,600	Year End Roll	1/3/2017
2016	104	FV	324,800	5100	4,500.	255,300	585,200	585,200	Year End	1/4/2016
2015	104	FV	288,500	5100	4,500.	249,800	543,400	543,400	Year End Roll	12/11/2014
2014	104	FV	288,500	5100	4,500.	205,400	499,000	499,000	Year End Roll	12/16/2013
2013	104	FV	300,600	5100	4,500.	195,400	501,100	501,100		12/13/2012

PRINT

Date	Time
12/10/20	16:06:00

LAST REV

Date	Time
09/13/17	08:05:18
ekelly	
262	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRECO THOMAS R	1366-66		3/18/2009	Family	1	No	No		
	888-13		5/1/1977		54,000	No	No		Y

USER DEFINED

Prior Id # 1:	2632
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	MEAS&NOTICE	HS	Hanne S
4/29/2009	Measured	197	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06732905
Const Adj.:	0.98980200
Adj $ / SQ:	179.596
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	650734
Depreciation:	201728
Depreciated Total:	449007

COMMENTS

RE-CHK COND 2001.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

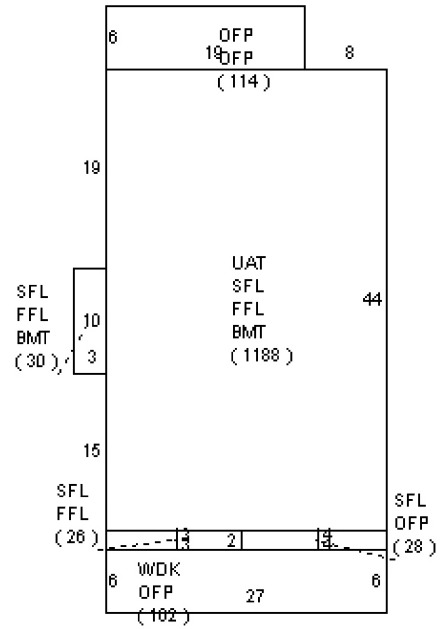
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.60
Special Features:	0	Val/Su Net:	97.38
Final Total:	449000	Val/Su SzAd	178.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,272	179.600	228,446
FFL	First Floor	1,244	179.600	223,417
BMT	Basement	1,218	53.880	65,624
OFP	Open Porch	418	20.240	8,460
UAT	Upper Attic	297	71.840	21,336
WDK	Deck	162	12.050	1,952

Net Sketched Area:	4,611			Total:	549,235
Size Ad	2516	Gross Are	5502	FinArea	2516

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0002-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100